



The Dunhorse, Jekils Bank
Moulton Eaugate, Spalding, Lincolnshire, PE12 0SY

£295,000

3 Bedroom Detached Bungalow

- Freehold
- Detached three-bedroom bungalow
- Agricultural Occupancy Clause
- Large lounge with double doors from the dining area
- Spacious kitchen/dining room
- Large additional outdoor space offering excellent versatility
- Three well-proportioned bedrooms Family bathroom
- EPC Rating - E, Council Tax Band - D

[Click here to access the Energy Performance Certificate for The Dunhorse, Jekils Bank, Moulton Eaugate, Spalding, Lincolnshire, PE12 0SY](#)



Overview

Situated within the peaceful rural village of Moulton Eaugate, this detached three-bedroom bungalow occupies an impressive plot of approximately 1.6 acres (STS) and is offered to the market with an Agricultural Occupancy Clause.

The property offers spacious and versatile accommodation throughout, beginning with a welcoming entrance hallway. At the heart of the home is a substantial open-plan kitchen and dining area, providing an excellent space for both everyday family living and entertaining. Double doors lead through to the generously proportioned lounge, creating a bright and sociable layout. There are three well-sized bedrooms, all offering comfortable accommodation, together with a family bathroom.

Externally, the property enjoys extensive grounds with a wealth of outdoor space. To the rear, there is a static caravan, a dedicated children's play area, expansive lawned gardens, and a range of outbuildings. To the right-hand side of the property, a substantial open area provides excellent versatility, with potential for a variety of uses (subject to any necessary consents).



Offering a rare opportunity to acquire a rural home with generous grounds, The Dunhorse is ideally suited to purchasers who meet the requirements of the Agricultural Occupancy Clause and are seeking a countryside lifestyle with ample outdoor space.

AGENT NOTE:- We have been advised that the occupation of this dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture as defined in section 290(1) of the town and country Planning act 1971 or in forestry (Including any dependents of such a person residing) or a widow or widower of such a person, Please also note the property is serviced by a septic tank; the vendor has confirmed the septic tank does not meet the current "Septic Tank and Sewage Treatment Plant Regulations & General Binding Rules". Pygott & Crone have made no further enquires, and all buyers will need to make their own investigations.





Outbuilding to Rear Right

Approx. 11.9 sq. metres (128.0 sq. feet)



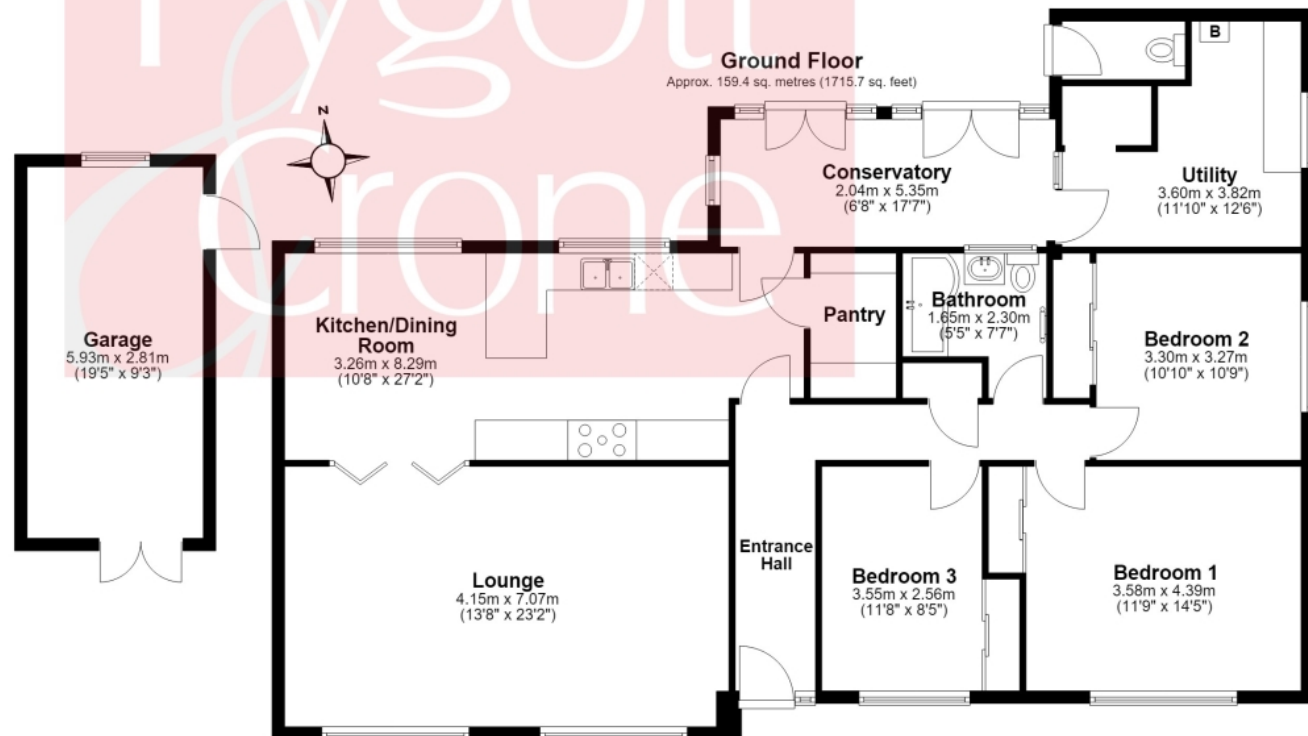
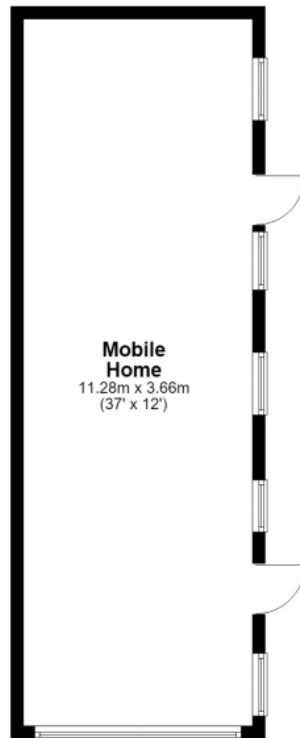
Outbuilding to Rear

Approx. 30.4 sq. metres (327.6 sq. feet)



Mobile Home to Rear Left

Approx. 41.2 sq. metres (443.9 sq. feet)



Total area: approx. 243.0 sq. metres (2615.2 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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The Dunhorse, Jekils Bank, Moulton Eaugate
is on the market with our Spalding branch

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